



CITY OF NEWPORT  
CITY MANAGER  
Colin K. Kennedy, MPA

April 25, 2025

Jeffrey Willis, Executive Director  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

Re: CRMC File No: 2024-06-087 - Application of William Ruh Trust  
88 Washington Street, Newport

Dear Mr. Willis:

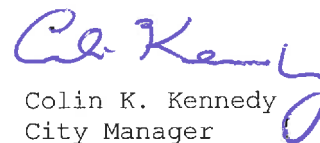
The Newport City Council, at its regular meeting on April 23, 2025, considered the above referenced, enclosed communication, as well as the comments of the Newport Waterfront Commission.

The City's Waterfront Commission voted not to make a recommendation to the City Council in regard to this application.

The City Council voted at a meeting held on April 23, 2025 that it opposed the relief requested. The City is not requesting a hearing on the application.

We thank you for approving the extension of the comment period in order to provide the Council an opportunity to review the recommendations of the Waterfront Commission and comment on this application.

Sincerely,

  
Colin K. Kennedy  
City Manager

/paf

By Email: CRMC-Jeffrey Willis willis@crmc.ri.gov; Lisa Turner lturner@crmc.ri.gov

cc: Harbormaster  
Chair, Waterfront Commission  
William J. Ruh Trust, 301 Seven Isles Dr., Ft. Lauderdale, FL 33301, Applicant  
Jeremiah Lynch, III, Moore, Virgadamo & Lynch LTD, Attorney for Applicant  
Joshua Parks, Esq., Adler, Pollock & Sheehan, PC, Attorney for Abutters





City of Newport  
**REQUEST FOR CITY COUNCIL ACTION**

To: Council Chair Charles Holder & Members of the City Council  
From: Colin K. Kennedy, MPA, City Manager *Col K*  
Date: April 14, 2025  
Subject: CRMC File No. 2024-62-087 - Application of William J Ruh Trust,  
88 Washington Street – Construct and Maintain a new Single-Family Home,  
Driveway, Stormwater, Connection to City Utilities, Conversion of Existing  
House into a Guest House

**RECOMMENDATION:**

The Administration requests a recommendation from Council in regard the above referenced CRMC application so that CRMC may be advised of the City's position. The Waterfront Commission has voted to make no recommendation to the Council in regard to this application.

**BACKGROUND AND FINDINGS:**

Attached is a notice from the Coastal Resources Management Council regarding the application of the William J Ruh Trust, 88 Washington Street to Construct and Maintain a new 1,727 sq. ft. Single-Family Home, Driveway, Stormwater, Connection to City Utilities and Conversion of the Existing 786 sq. ft. Historic John Tripp House into a Guest House. The proposed new dwelling requires a variance to the Buffer Zone and Construction Setback requirements.

The application was referred to the Waterfront Commission for their comments, copy attached. An extension of the deadline for comment from March 28, 2025 to April 30, 2025 was requested and granted by CRMC. At their Thursday, April 10, 2025 meeting, the Newport Waterfront Commission reviewed the above application with the Harbormaster. The Commission considered input from the attorney representing the applicant as well as from residents. The Waterfront Commission advised their focus was in evaluating the effect on water quality in that area of the harbor. The applicant contends that water quality would not be affected by the project as currently configured but provided little data in support thereof. The Commission voted to make no recommendation to Council.

**PREVIOUS LEGISLATIVE ACTION**

**FISCAL IMPACT**

☐ Currently Budgeted (Account \_\_\_\_\_) ☐ Requires additional appropriation ☒ No Fiscal Impact

**SUPPORTING DOCUMENTS**

CRMC Application No. 2024-06-087

Letter to CRMC requesting an extension of the Public Notice Period to April 30, 2025

Letter from CRMC advising of approval of the extension request

Letter to Applicant advising of application review by Waterfront Commission & City Council

Recommendation of the Waterfront Commission dated April 11, 2025

RECEIVED

APR 30 2025

COASTAL RESOURCES  
MANAGEMENT COUNCIL

Finance Dept. Review: *4/16/25* Date By: *RSN* (if applicable)

cc: Chair, Waterfront Commission  
Harbormaster  
William J Ruh Trust, 301 Seen Isles Drive, Fort Lauderdale, FL 33301, Applicant  
Joshua Parks, Esq., Adler, Pollack & Sheehan, 49 Bellevue Ave, Newport, Attorney for Applicant

11 April 2025

Mayor Charlie Holder  
City Council Members  
Newport City Hall  
43 Broadway  
Newport, RI 02840

Dear Mr. Mayor and Honorable Members of the City Council,

On Thursday, 10 April 2025 the Newport Waterfront Commission (WFC) considered and voted on CRMC Application 2024-06-087: William J Ruh Trust, 301 Seven Isles Drive Ft Lauderdale, FL 33301 pertaining to 88 Washington St, Plat 12/Lot 46. The proposed new residential dwelling requires a variance to 650-RICR-20-00-1.11(C)(3)(b), requiring a 50-foot buffer zone. The project additionally requires a variance to Section 1.1.9, which requires a 75-foot construction setback (25 feet beyond the buffer zone). The setback proposed will be 10 feet at its smallest, and the buffer will be 15' at its smallest.

The commission heard from both the lawyer representing the applicant and from residents who are opposed to the project. Given our charter, the WFC's primary focus in evaluating this application was how this variance may affect the water quality in that area of the harbor. At our meeting, little data was presented by the applicant supporting their contention that water quality would not be affected by the project as currently configured. Also applicant was not able to provide examples of where similar variances had been granted in previous cases. The WFC voted on the application with 3 members voting against the application and 6 members voting to make no recommendation given the limited supporting data presented by the applicant. Therefore, the Waterfront Commission has no recommendation for the City Council regarding this application.

Sincerely,

David J. Kane  
Chairman, Newport Waterfront Commission  
CC: Harbormaster  
Friends of the Waterfront

